

PLANNING COMMISSION REPORT



MEETING DATE: May 25, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT Paseo Village - 3-ZN-2005 & 3-UP-2005

REQUEST Request for amended development standards on a 9+/- acre parcel located at 7365 Via Paseo Del Sur with Neighborhood Commercial and Planned Neighborhood Center, Planned Community Development District (C-1 and PNC PCD), and a Conditional Use Permit for a Health Studio.

Key Items for Consideration:

- Removes restriction for maximum allowable square footage for health studios in this development
- Re-use of existing vacant building
- Ability to correct deficiencies in parking lot landscaping, open space and building setbacks

Related Policies, References:

43-ZN-1971, 22-ZN-1974, 11-ZN-1985,
129-DR-1982, 128-DR-1997

OWNER Regency Centers LpP
303-300-5324

APPLICANT CONTACT Liz Gaston
Diversified Partners LLC
480-947-8800

LOCATION 7365 N Via Paseo Del Sur

BACKGROUND

Zoning.

In 1971, this commercial site was zoned Planned Community District along with the entire McCormick Ranch development. The site had an underlying C-1 (Neighborhood Commercial) zoning classification. In 1974, PNC (Planned Neighborhood Center) uses were added. The C-1 development standards control the bulk zoning requirements of the site. In combining the uses from these comparable zone districts, the C-1 development standards imported maximum square footage threshold for certain uses; specifically health studios. This application for a legislative change to the C-1 development standards, would remove the maximum square footage requirement for this commercial center.

General Plan.

The General Plan Land Use Element designates the subject property as "Office", representative of a variety of office and professional uses, typically



located in and around a central business district, other major commercial cores or freeway interchanges. However, the original zoning case for McCormick Ranch master planned development was developed prior to adoption and designation for *office* within the 2001 General Plan.

Context.

Paseo Village, approximately nine (9) acres in size, is located within the McCormick Ranch Planned Community immediately east of Hayden Road on McCormick Parkway. The neighborhood commercial center is located at the southern limits of McCormick Ranch development, and has been successful in developing as a neighborhood commercial center since its inception. Fully developed residential adjoins the center in all directions with office uses located between the center and Hayden Road.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This application has two components. The first element is a zoning application to amend only the development standards within the use regulations associated with the C-1/PNC zone districts for maximum square footage associated with health studios. The second element is a conditional use permit for a health studio.

1. **Rezoning.** Under existing PNC zoning and amended development standards, the maximum square footage allowed for a health studio is 3,000 square feet. This proposal would amend the development standards by removing size limitation for a health fitness studio. This proposal also seeks to recognize certain existing deficiencies within the center related to overall open space, encroachments into setbacks and landscaping. These deficiencies, developed over time as the center was completed, have been identified and to the extent possible with this application, will be addressed in moving those areas towards compliance (See Attachment 1A – Legislative Text Amended).
2. **Conditional Use Permit.** The applicant proposes to operate a health studio in the former grocery store, and to expand the existing building from 33,000 to approximately 39,000 square feet. An additional fifteen (15) parking spaces are being added for the request.

Development information.

- *Existing Use:* Planned commercial center with retail, service, professional and restaurant uses and vacant grocery store.
- *Buildings/Description:* 30,465 square foot; vacant building
- *Parcel Size:* 9.02 acres
- *Building Height Permitted:* 36 feet
- *Existing Building Height:* 24 feet
- *Proposed Building Height:* 36 feet
- *Floor Area:* 0.25

- *Parking required (center)* 405 spaces
- *Parking provided (center)* 411 spaces

IMPACT ANALYSIS

Traffic.

Hayden Road and McCormick Parkway provide the primary access for the commercial center. The center is located just east of the Hayden Road and McCormick Parkway intersection, which is currently signalized. Via Paseo del Sur and Via Paseo del Norte provide local street access to and from the adjacent residential neighborhoods. The adjacent intersection of McCormick Parkway and Via Paseo del Sur/Via Paseo del Norte is four-way stop controlled.

The trip generation comparison prepared for this application concludes that the modified center with the health studio is estimated to generate approximately the same amount of traffic that would be generated by a fully occupied center, including the grocery store. The proposal would generate 3 percent less daily traffic, and 4 percent less evening peak hour traffic, but 16 percent more traffic during the morning peak hour. (See Attachment #7 – Traffic Impact Summary).

Water/Sewer.

Water distribution mains and sanitary sewer collection mains existing within, and on the site, are adequate to serve the proposal. Final utility comments will be made when construction drawings become available.

Police/Fire.

There are no anticipated police or fire service impacts from changing the land use from *retail* to *health studio*.

Open space.

Originally approved in 1971, varying development standards have applied to over the evolution of this center. In its current state, the center would not meet today's standards for percentage of open space, setbacks, and parking lot landscaping. As with most of the commercial and residential developments, in McCormick Ranch, this center's open space requirements were amended to include generous setbacks from Hayden Road and additional greenbelt features in and around the site. This proposal improves the parking lot landscaping requirements by adding seven (7) landscaped parking islands to the existing parking lot. While improvements for the building include an expansion to the south, this expansion does not compromise the existing building setback requirements.

Policy Implications.

Eliminating a maximum square footage for health/fitness studios does not appear to set an unnecessary precedent for this center. However, in consideration of future renovations or tenant changes elsewhere within the Paseo Village project, the possibility exists for a higher than normal percentage of floor area dedicated to this type of use.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *Proposed as an indoor facility, the health studio does not appear to generate smoke, odor, dust, vibration or illumination that would be considered damaging or a nuisance. No deliveries comparable to the previous grocery store use are anticipated.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *The trip generation comparison suggests that while peak hours will be both more during the morning peak and less during the day and in the evening, the overall volume and character will not change. No truck deliveries are anticipated as in the previous use.*
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *Occupying an existing building in a developed center, there do not appear to be other factors associated with the conditional use suggesting the request is detrimental to the public.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- *When considering the similarities between this proposal and the previous grocery store use, morning and evening peak hours of patron activity are very similar, including Saturdays.*
 - *With all activities taking place indoors, the proposed use does not appear to be incompatible with the surrounding areas.*
 - *There will be sufficient parking provided on the site.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
- *No additional conditions for this application type are specified in the Zoning Code.*

Community Involvement.

Community outreach was established in January 2005 for this project, when

the applicant first contacted the McCormick Ranch Property Owner's Association to discuss the proposal. In accordance with City protocol for public notification, the application was duly advertised and the site posted in January and February. A subsequent open-house meeting was conducted on February 9, 2005.

Community Impact.

This proposal provides revitalization to a large portion of the center that has been dormant for almost two years. Other large tenant spaces within older shopping centers in Scottsdale have undergone successful revitalization and conversion to health clubs (i.e. NWC Shea and Pima Freeway, SWC Miller and McDonald, NWC Hayden and Thomas and NEC Shea and Scottsdale Road). Additionally, the proposal provides opportunities for a mixture of uses serving the existing neighborhood.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Richard Goecke
Principal Planner
480-312-7872
E-mail: rgoecke@ScottsdaleAZ.gov

APPROVED BY



Richard Goecke
Report Author

Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
- 1A. Legislative Amended Development Standards
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. Site Plan

PROJECT NARRATIVE

Overview of Project

Paseo Village consists of approximately 9 acres of mixed use retail located near the intersection of Hayden Road and McCormick Ranch Parkway. The retail center is home to Walgreen's, My Little Gym, Lox Stock & Bagel, Farmer's Insurance, a tanning salon, cafe, and other well-designed retail uses. At one point, the shopping center housed Dale's Grocery totaling just over a 33,000 square feet. However, the grocery store has been vacant for almost two years and it has proven difficult to find another anchor tenant to fill that space. LA Health, a reputable health club, has expressed a significant desire to locate within this center. LA Health will utilize as much of the existing grocery as possible while making minor modifications to the rear and side to accommodate a slight increase in square footage to a little more than 38,800 square feet.

Request

Paseo Village is located within the McCormick Ranch Planned Community District and is zoned PNC Planned Neighborhood Commercial. Within the PNC zoning designation, Health Studios are limited to 3,000 square feet of gross floor area. We are requesting an amendment to the PNC zoning to remove this limitation on square footage. This request only addresses Section 5.2403, Use Regulations, of the City of Scottsdale Zoning Code and is limited to amending the square footage restriction for a Health Studio. We are also requesting a Use Permit for the Health Studio under a separate application but in conjunction with the zoning application. At a later date, we understand that the City of Scottsdale will notify us when it is acceptable to submit an application for Design Review.

Justification

Because this is a viable retail center that is almost fully leased, it was not necessary to rezone the entire parcel to a higher intensity commercial zoning only to accommodate a restriction in square footage. By applying for the amendment to the PNC zoning, we eliminate the opportunity for uses that may seem less desirable to the surrounding neighborhoods that could be permitted under a higher intensity commercial zoning.

Architecture/Landscaping

In order to ensure the compatibility of the shopping center, we will be gently upgrading the center in the least disruptive manner to existing tenants and patrons of the center. Upgrades will include new paint, possible stone veneer accents, replace any dead or missing landscaping, and possible re-paving and re-stripping. All site lighting will remain the same, but may be painted to match the buildings.

ATTACHMENT #1

AMENDED DEVELOPMENT STANDARDS

Legislative Text (Amended)

Sec. 5.1300. (C-1) NEIGHBORHOOD COMMERCIAL DISTRICT

Sec. 5.1301. Purpose.

This district is intended to provide a center for convenience shopping in a residential neighborhood. The district provides for retail and service establishments which supply commodities or perform services to meet the daily needs of the neighborhood, and shall be in locations where analysis of residential population demonstrates that such facilities are justified.

Sec. 5.1302. Approvals required.

No structure or building shall be built or remodeled upon land in the C-1 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1303. Use regulations.

A. *Uses permitted.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional.
 - a. Business and professional offices.
 - b. Municipal uses.
 - c. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district

(1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.

(2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).

(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.

(4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop off area: A drop off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the

school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the development review board.

(9) **Circulation plan:** The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Residential.

a. Dwelling units physically integrated with commercial activities (limited to one (1) dwelling unit for each business establishment).

3. Retail sales.

a. Bakery.

b. Bicycle store.

c. Candy shop including the making of candy.

d. Delicatessen.

e. Drugstore.

f. Grocery store or supermarket.

g. Ice cream parlor including the making of ice cream.

h. Liquor store.

i. Variety store including toy store.

j. Restaurant not including entertainment, dancing or sale of liquor, beer or alcoholic beverage, and excluding drive-in types.

k. Branch post office, on private property.

4. Service.

a. Appliance repair shop.

b. Bank.

c. Barber or beauty shop.

d. Clothes cleaning agencies and laundromats, excluding industrial cleaning and dyeing.

e. Fitness studio (limited to two thousand five hundred (2,500) square feet of gross floor area).

f. Hospital or clinic for animals including boarding and lodging; provided that there shall be no open kennels maintained and provided that all activities will be conducted in soundproof buildings.

g. Hotel-motel, twenty (20) rooms maximum.

h. Recyclable material collection center.

i. Shoe repair shop.

j. Churches and places of worship.

k. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.

l. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.

B. *Uses permitted but limited to two thousand five hundred (2,500) square feet of gross floor area.*

1. Camera store.

2. Craft shop.

3. Fabric store.

4. Florist.

5. Hardware.

C. *Uses permitted by conditional use permit.*

1. Automobile parts store limited to two thousand five hundred (2,500) square feet of gross floor area provided no rebuilding or machining of automobile parts is performed.
 2. Coin-operated carwash.
 3. Community buildings and recreational facilities not publicly owned.
 4. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
 5. Gasoline service station (see section 1.403 for criteria).
 6. Health studio ~~limited to two thousand five hundred (2,500) square feet of gross floor area.~~
 7. Live entertainment (see section 1.403 for criteria).
 8. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
 9. Restaurant in a neighborhood shopping center. Sales of alcoholic beverages are permitted as accessory uses to restaurant use upon compliance with following conditions:
 - a. Approval by the City Council of a specific floor plan for the restaurant facility.
 - b. The area being devoted primarily to the consumption of alcoholic beverages shall not exceed twenty-five (25) percent of the total public floor area.
 - c. Sales of alcoholic beverages shall be only for consumption on the premises. No package liquor shall be sold.
 10. Public utility buildings, structures or appurtenances thereto for public service uses.
 11. Internalized community storage (see section 1.403 for criteria).
- (Ord. No. 1971, § 1, 8-4-87; Ord. No. 2324, § 1, 12-4-91; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.1304. Property development standards.

The following property development standards shall apply to all land and buildings in the C-1 district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet. Floor area as defined in article VI.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet. Volume as defined in article VI.
- C. *Open space requirement.*

1 In no case shall the open space requirement be less than ten (10) percent of the total lot area for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet. Open space as defined in Section 3.100. **THE EXISTING PERCENTAGE OF OPEN SPACE FOR THE OVERALL SHOPPING CENTER NOT IN CONFORMANCE WITH THE MINIMUM REQUIRED OPEN SPACE SHALL BE PERMITTED, AS LONG AS FUTURE ENLARGEMENT, EXTENSION, RECONSTRUCTION OR STRUCTURE DOES NOT REDUCE THE AMOUNT OF EXISTING OPEN SPACE PROVIDED FOR THE OVERALL CENTER.**

2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. *Building height.* No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.

E. *Density.* No requirements.

F. *Yards.*

1. Front Yard.

a. There shall be a front yard having a depth of not less than thirty (30) feet. **EXISTING STRUCTURES THAT ENCROACH INTO THIS SETBACK ARE PERMITTED TO REMAIN, UNLESS SAID STRUCTURES ARE ENLARGED, EXTENDED, RECONSTRUCTED, OR REMOVED IN WHICH CASE THE 30-FOOT FRONT YARD SETBACK SHALL BE PROVIDED WITHOUT ENCROACHMENT.**

b. Where a lot has double frontage on two (2) streets, the required front yard of not less than thirty (30) shall be provided on both streets.

c. Where a lot is located at the intersection of two (2) or more streets, the required front yard of not less than thirty (30) feet shall be provided on one (1) street and a yard having a depth of not less than twenty (20) feet shall be provided on the intersecting street.

d. Parking shall not be allowed in required front yards. **EXISTING PARKING AREAS THAT ENCROACH INTO THIS SETBACK ARE PERMITTED TO REMAIN, UNLESS SAID PARKING AREAS ARE ENLARGED, EXTENDED, RECONSTRUCTED, STRUCTURALLY ALTERED, OR REMOVED, IN WHICH CASE THE 30-FOOT FRONT YARD SETBACK SHALL BE PROVIDED WITHOUT ENCROACHMENT.**

e. Front yard requirements shall be as stated above unless special circumstances warrant waiver of those requirements by the Development Review Board.

2. Side Yard.

a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley **OR ADJACENT TRACT USED FOR OPEN SPACE.**

b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

3. Rear Yard.

a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley **OR ADJACENT TRACT USED FOR OPEN SPACE.**

b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.

5. Other requirements and exceptions as specified in article VII.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1305. Off-street parking.

The provisions of article IX shall apply, **EXCEPT THAT THE EXISTING LANDSCAPE ISLANDS THAT DO NOT CONFORM TO THE MINIMUM REQUIRED LANDSCAPE**

ISLAND WIDTH AND AREA SHALL BE ALLOWED TO REMAIN AND BE COUNTED AS PARKING LOT LANDSCAPE, AS LONG AS FUTURE ENLARGEMENT, EXTENSION, RECONSTRUCTION OR STRUCTURAL ALTERATION OF ANY STRUCTURE WITHIN THE SHOPPING CENTER DOES NOT REDUCE THE EXISTING LANDSCAPE ISLAND WIDTH AND AREAS.

Sec. 5.1306. Signs.

The provisions of article VIII shall apply.



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ATTACHMENT #2



Q.S.
23-47

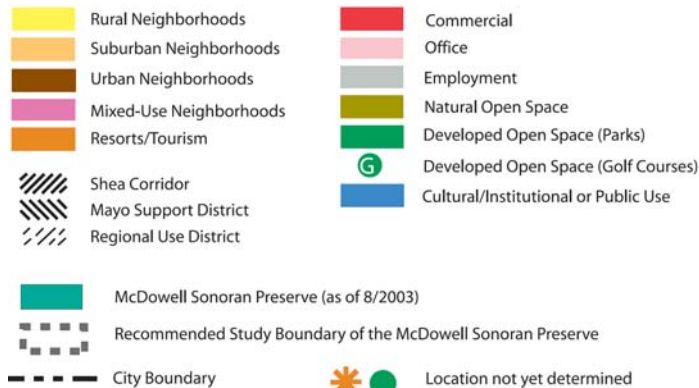
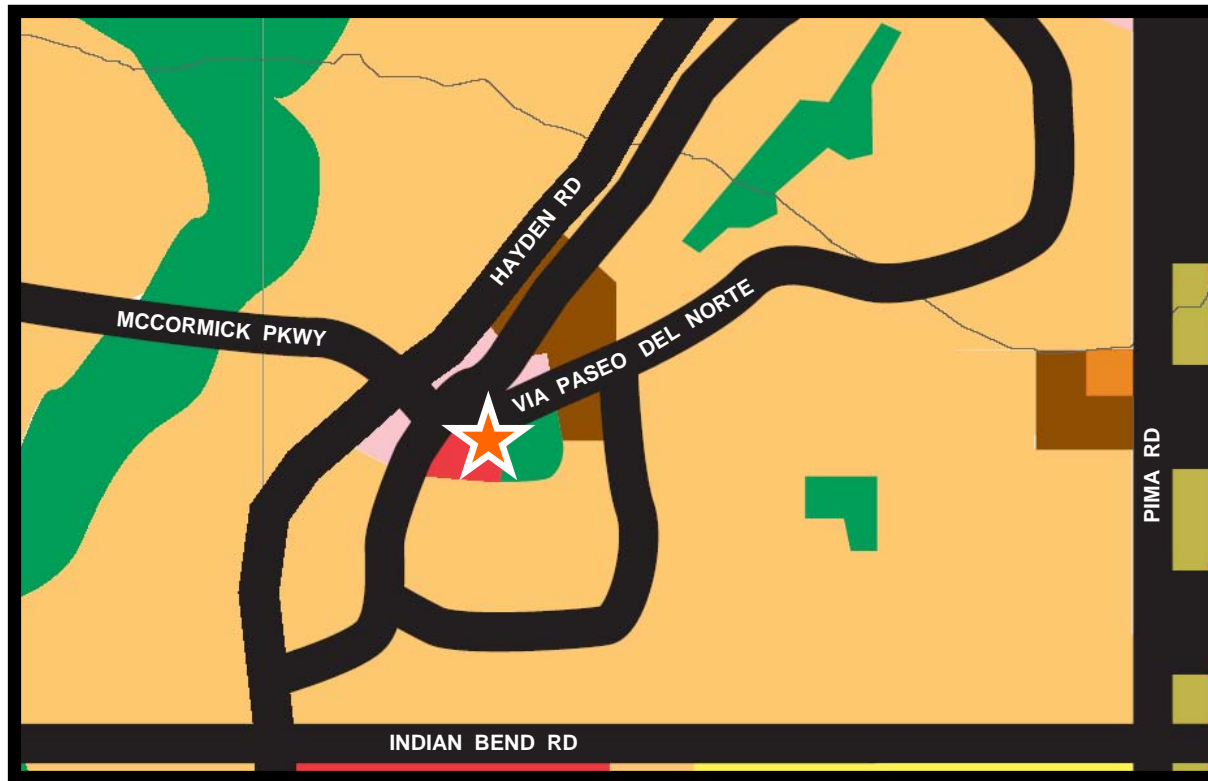
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Paseo Village

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ATTACHMENT #2A

General Plan (Existing)

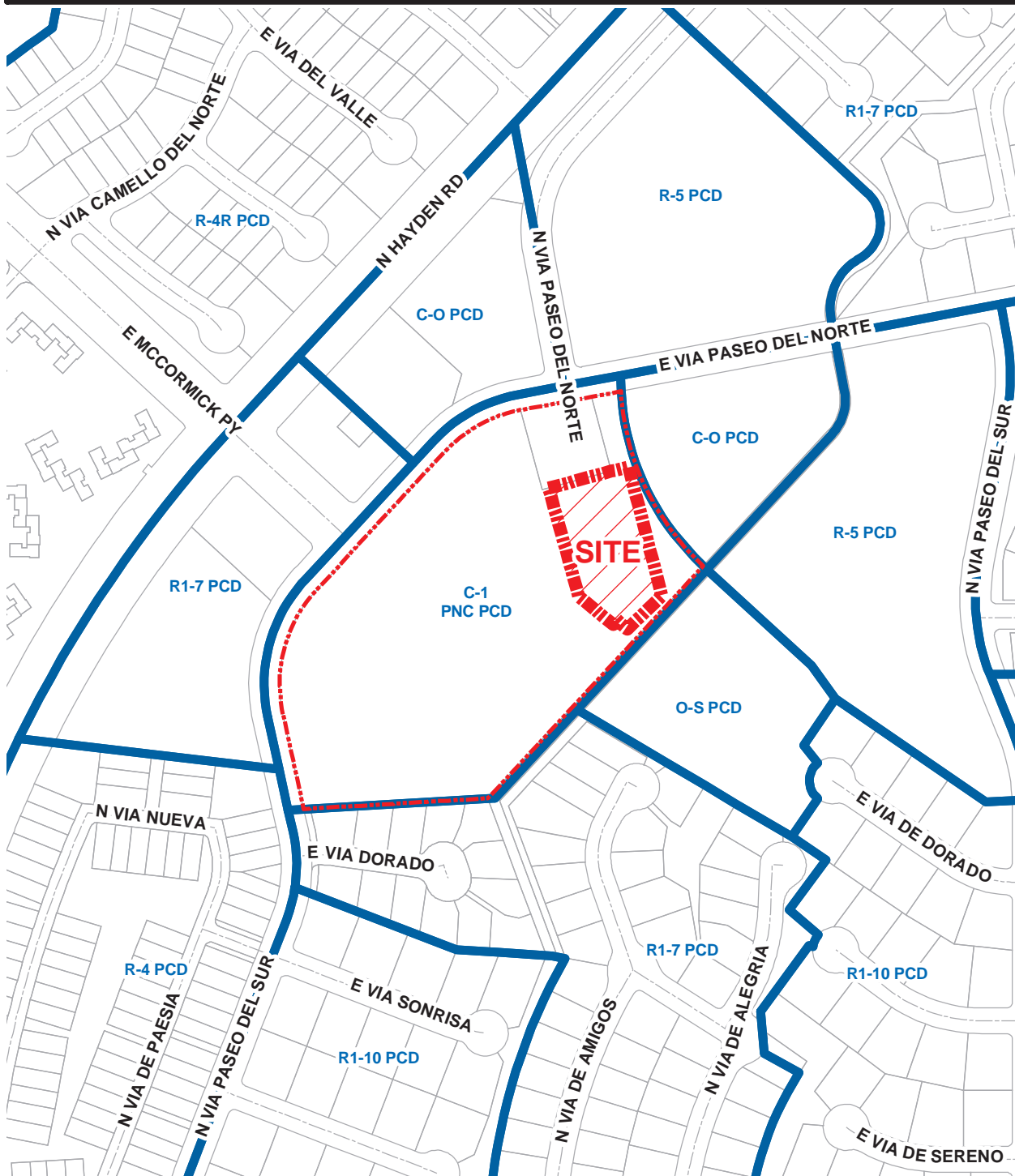


3-ZN-2005 & 3-UP-2005

ATTACHMENT #3

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of May 2004
 revised to reflect General Plan amendments through June 2004

For amended development standards on a 9+/- acre parcel located at 7365 Via Paseo Del Sur with Neighborhood Commercial and Planned Neighborhood Center, Planned Community Development District (C-1 and PNC PCD)



3-ZN-2005 / 3-UP-2005

ATTACHMENT #4



STIPULATIONS FOR CASE 3-ZN-2005 & 3-UP-2005

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform with the site plan submitted by Robert Kubicek Architects and dated 4/20/2005. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the C-1 amended development standards dated 2/28/2005 and attached. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
3. FUTURE MODIFICATIONS TO CENTER. Any future additions or changes to this shopping center shall fully comply with the C-1 development standards.
4. PARKING LOT LANDSCAPE ISLANDS. Parking lot landscaping/open space improvements identified on the site plan prepared by Robert Kubicek, dated April 20, 2005, shall be brought into conformance with DRB application.

CIRCULATION

1. The developer shall maintain the existing 30-foot wide internal paved drive aisle abutting the south, east and west property lines.

ACCESS RESTRICTIONS.

1. Currently there are 4 access driveways onto Via Paseo Del Sur. No additional access driveways are allowed with this project, and no adjustments to the existing locations are being proposed.

DRAINAGE AND FLOOD CONTROL

1. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
2. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
3. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

ADDITIONAL INFORMATION FOR CASE 3-ZN-2005 & 3-UP-2005

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - b. building architecture that is consistent with existing buildings within the center.

Executive Summary

Introduction

CTW Retail Partners proposes to convert an abandoned grocery store to a fitness center within the existing Paseo Village located east of the intersection of Hayden Road and McCormick Parkway in the City of Scottsdale.

Results and Recommendations

The existing Paseo Village provides 436 parking spaces. The standard City of Scottsdale zoning criteria would require 415 parking spaces for the modified Paseo Village. Considering shared parking allowances, the modified Paseo Village should provide 395 parking spaces on a weekday and 358 parking spaces on a Saturday.

The modified Paseo Village should provide a minimum of 395 parking spaces.

The estimated trip generation of the existing center is provided below.

Trip Generation – Existing Center

<u>TIME PERIOD</u>	<u>ENTERING</u>	<u>EXITING</u>	<u>TOTAL</u>
DAY	5,326	5,326	10,672
AM PEAK HOUR	269	273	542
PM PEAK HOUR	463	478	941

The estimated trip generation of the modified center is provided below.

Trip Generation – Modified Center

<u>TIME PERIOD</u>	<u>ENTERING</u>	<u>EXITING</u>	<u>TOTAL</u>
DAY	5,141	5,141	10,282
AM PEAK HOUR	317	309	626
PM PEAK HOUR	453	455	908

Introduction

CTW Retail proposes to convert an abandoned grocery store to a fitness center within the existing Paseo Village located east of the intersection of Hayden Road and McCormick Parkway in the City of Scottsdale. Morrison-Maierle, Inc. has been selected to prepare a Traffic Impact Analysis for this proposed development in accordance with the requirements of the City of Scottsdale.

Scope of Study

There are three purposes for this Parking Analysis and Trip Generation Comparison as listed below.

- ❖ Determine the required number of parking spaces – utilizing the standard City of Scottsdale criteria – for the modified Paseo Village.
- ❖ Determine the required number of parking spaces – considering shared parking allowances – for the modified Paseo Village.
- ❖ Compare the estimated trip generation with the existing Paseo Village to the estimated trip generation for the modified Paseo Village.

Description of Modified Development

The proposed development consists of six (6) buildings with sizes indicated in **Table 1**.

Table 1: Building Sizes

Building	Area (S. F.)
LA Fitness	42,500
Pad A	3,688
A	12,600
B	12,229
C	33,817
Total	104,834
Gasoline Station	8 pumps

Standard Parking Requirements

Paseo Village is a planned neighborhood center. Currently, according to the site plan, Paseo Village has 436 parking spaces. In accordance with City of Scottsdale zoning requirements, the center therefore is required to provide the parking spaces per building area of land use as indicated in **Table 2**.

Table 2: Parking Space Criteria

Land Use	Parking Requirement
	Square Foot per Parking Spaces
Retail	250
Restaurant	80
Fitness Studio	300

Appendix A provides a calculation of the required number of parking spaces necessary to accommodate the modified Paseo Village in accordance with the City of Scottsdale criteria. This calculation results in a requirement of 414.01 parking spaces which necessitates the provision of 415 parking spaces without consideration of shared parking concepts

Shared Parking Requirements

The City of Scottsdale zoning requirements also allow the consideration of shared parking. The concept of shared parking recognizes two characteristics of parking in developments consisting of a variety of different land uses. The first characteristic is that different land uses have different demands for parking at different times of the day. For example, an office building would require its peak demand during the business day, while a nightclub would require its peak parking demand during the late evening. Therefore these two businesses could utilize the same parking spaces without conflict.

The second characteristic of shared parking is that individuals in one vehicle visit different land uses in the same development while utilizing one parking space. For example, a person working in an office building may walk to a restaurant in the same development without moving their vehicle from its parking space.

This analysis considered the shared parking determinations of six (6) separate agencies. These agencies are the City of Scottsdale, the City of Phoenix, the City of Tempe, the Urban Land Institute, the Victoria Transport Policy Institute, and the Institute of Transportation Engineers. Each of these shared parking allowances estimates the percentage of total parking necessary per hour for a typical weekday and a typical weekend day. The Institute of Transportation Engineers allowance is based upon measurements of existing parking utilization at each land use. The other five allowances are based on assumptions of the necessary parking space need for each land use.

Appendix B provides graphs depicting the shared parking allowances for each of the agencies. The allowances provided by the City of Scottsdale, the Urban Land Institute, the Victoria Transport Policy Institute, and the Institute provide only three land use categories that exist in the modified Paseo Village. These land uses are: Retail, Restaurant, and Office.

The City of Tempe includes the land use category of Drive-Through Restaurant in addition to the other three land uses. The City of Phoenix also includes the land use categories of Take-out Restaurant and Athletic.

The shared parking allowances offered by the City of Scottsdale, and the Victoria Transport Policy Institute provide minimal variation from hour to hour for each land use. The shared parking allowances offered by the other four agencies include substantial variation from hour to hour.

The Institute of Transportation Engineers provides minimal data for the Paseo Village land uses for Saturday. The other five agencies provide data for both weekday and Saturday for all land uses in the modified Paseo Village.

Appendix C provides the results of the application of the shared parking allowances from each of the six agencies for the land uses included within the modified Paseo Village. The number of parking spaces required by the standard City of Scottsdale criteria were determined for each land use and approximated to the nearest greater whole number. These results are provided in **Table 3**.

Table 3: Required Parking per Paseo Village Land Use

Land Use	Required Parking Spaces	
	Calculated	Approximated
ATHLETIC	159.33	160.00
OFFICE	22.90	23.00
RETAIL	174.90	175.00
RESTAURANT	17.78	18.00
TAKE-OUT	11.44	12.00
DRIVE-THRU	27.66	28.00
TOTAL	414.01	416.00

Recognizing that the five agencies other than the City of Phoenix have fewer land use categories for shared parking allowance, the most appropriate land use category that was available was utilized. The Restaurant shared parking allowances were utilized for the categories of Take Out Restaurant and Drive-Through Restaurant. The Retail allowances were utilized for the Athletic category.

Appendix D provides a summary – in both graphic and tabular form – of the results of the shared parking allowances for the six agencies. The graph of the results of the shared parking allowance for the weekday for the four agencies with varying percentages of total parking by time of day have relatively similar patterns. The modified land uses of Paseo Village for the weekday appear to be best represented by the shared parking allowances developed by the Institute of Transportation Engineers. The table indicates that the Institute of Transportation Engineers shared parking allowance would require 395 parking spaces on a weekday.

The results of the shared parking allowance for Saturday for the three agencies with varying percentages of total parking by time of day have relatively similar patterns. Weekday shared parking requirements appear to be best represented by the shared parking allowances developed by the Urban Land Institute. The table indicates that the Urban Land Institute shared parking allowance would require 358 parking spaces on a Saturday.

Therefore, the modified Paseo Village should provide a minimum of 395 parking spaces.

Trip Generation

The estimated trip generation for the existing and proposed modifications to Paseo Village were determined through the procedures and data contained within the Institute of Transportation Engineers (ITE) *Trip Generation*, 7th Edition, published in 2003. For many land use categories, average trip generation rates and trip generation equations are both provided. For this study, the procedure that resulted in the largest number of trips was selected. Weekday trips can be predicted for morning and evening peak hour of the adjacent street, and morning and evening peak hour of generator. For this analysis, due to the varied land uses, the peak hour of adjacent street was selected. (For the Walgreen's land use, the ITE trip generation rates have been increased to incorporate supplemental data provided from specific counts at drugstores that were not included in the ITE data.)

The *Trip Generation* land use categories selected for the existing center for this analysis are listed in **Table 4**. All land uses other than the Walgreen's, McDonald's and Union 76 were assumed to be retail. For these retail businesses, the trip generation was calculated for both the Shopping Center and Specialty Retail Center for each time period and the maximum value was utilized.

Table 4: Existing Center – ITE Land use Codes and Categories

LAND USE	CODE	CATEGORY
Retail	820	Shopping Center
Retail	814	Specialty Retail Center
Walgreen's	881	Pharmacy/Drugstore with Drive-Through
McDonald's	934	Fast Food Restaurant with Drive-Through
Union 76	947	Gasoline/Service Station

Appendix E provides the results of the calculations of the estimated trip generation for the existing center.

The *Trip Generation* land use categories selected for the modified center for this analysis are listed in **Table 5**. For the proposed LA Fitness, both the Shopping Center and Specialty Retail Center trip generation was calculated for each time period and the maximum value was utilized

Table 5: Proposed Center – ITE Land use Codes and Categories

LAND USE	CODE	CATEGORY
LA Fitness	492	Health/Fitness Club
LA Fitness	493	Athletic Club
Retail	820	Shopping Center
Retail	814	Specialty Retail Center
Walgreen's	881	Pharmacy/Drugstore with Drive-Through
McDonald's	934	Fast Food Restaurant with Drive-Through
Union 76	944	Gasoline/Service Station

Appendix F provides the results of the calculations of the estimated trip generation for the modified center. **Table 6** summarizes the results of the trip generation calculations.

Table 6: Estimated Trip Generation for Existing Center and Modified Center

ESTIMATED TRAFFIC VOLUMES (vehicles)						
PERIOD	EXISTING CENTER			MODIFIED CENTER		
	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL
Weekday Daily	5,326	5,326	10,652	5,141	5,141	10,282
AM Peak Hourly	269	273	542	317	309	626
PM Peak Hourly	463	478	942	453	455	909

(For comparison purposes, if the entire center were assumed to be one retail center, the total estimated trip generation for the center and the gasoline station would be 8,351 total daily trips, 258 total morning peak hourly trips, and 757 total evening peak hourly trips. These calculations are provided as **Appendix G**. This calculation is identical for both the existing and modified center.)

Table 7 compares the estimated trip generation of the modified development to the estimated trip generation of the existing development.

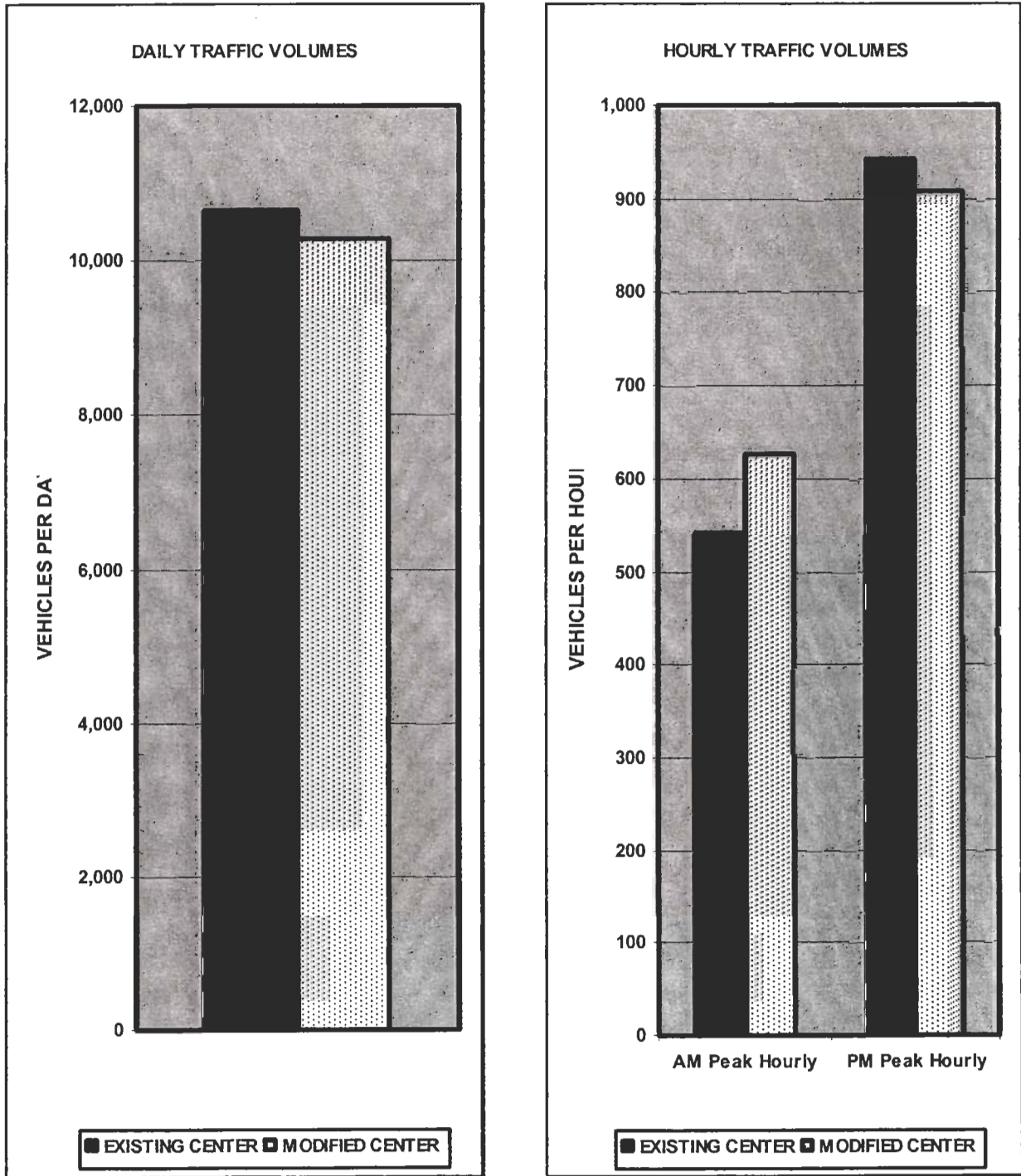
Table 7: Trip Generation Change from Existing Center to Modified Center

CHANGE IN TRAFFIC VOLUMES EXISTING CENTER TO MODIFIED CENTER			
PERIOD	ENTERING	EXITING	TOTAL
Weekday Daily	-3%	-3%	-3%
AM Peak Hourly	18%	13%	16%
PM Peak Hourly	-2%	-5%	-4%

The modified center is estimated to generate less traffic during the entire day and during the evening peak hour than the existing center. The modified center is estimated to generate more traffic during the morning peak hour than the existing center.

Table 8 provides a graphical comparison of the estimated traffic volumes for the existing center and the modified center.

Table 8: Trip Generation Comparison



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Attachment #8. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary

Properties within 750-feet

Additional Notifications:

- Interested Parties
- MCCORMICK RANCH PROPERTY OWNERS ASSN
- SANTA FE HOME OWNERS ASSN
- PASEO VERDE HOMEOWNERS ASSOCIATION
- Villa Del Sol Property Owners Association

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ATTACHMENT #9

